

SAN ESTRELLA

All Age Community



May 2020

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San Estrella • 500 N. 67th Ave • Phoenix, AZ 85043

Manager's Message

At San Estrella, the health and safety of our residents and team members always comes first. It is this belief that continues to guide our actions as we navigate the quickly evolving Coronavirus (COVID-19) situation. We are closely monitoring guidance from the Centers for Disease Control (CDC), World Health Organization (WHO), and other government entities to inform operational decisions that safeguard the well-being of our residents and team members, alike.

At this time, we have implemented numerous policies at San Estrella in response to the Coronavirus (COVID-19) outbreak, including but not limited to:

- Temporarily closing certain amenities and other common areas to reduce the risk of exposure and promote social distancing.
- Enhancing our already rigorous cleaning and sanitation protocols in all common areas.
- Limiting access to our Leasing and Staff Offices and communicating by phone and email whenever possible.
- Promoting responsible personal hygiene practices in common areas including proper handwashing and covering coughs or sneezes.

Contactless rent payments are super convenient when you make your payment online! This reduces the amount of paper passing through our Office which further lowers the spread of Covid-19. Please call the Office if you need help or if you need your account number to sign up. The website is: www.cal-am.com/resident

Tax Filing Deadline Extended

As the numbers of confirmed cases of COVID-19 continue to increase in the United States, the federal government has taken action to reduce the impact on taxpayers. The Internal Revenue Service (IRS) has announced that the tax filing deadline has been pushed from April 15th to July 15th.

For Residents Affected by COVID-19

The coronavirus (COVID-19) pandemic has thrust our community into unknown territory. We recognize this is a frightening time and that many in our community have faced both health and economic impacts. We are here to try to help.

The last thing anyone wants is to lose a safe place to call home. Unfortunately, there has been misinformation circulating online and in the media about what the current crisis means for those who rent a home site. Our hope is to eliminate any confusion.

If you have suffered a job loss or other substantial loss of income due to the COVID-19 pandemic and are unable to pay rent, we encourage you to notify us as soon as possible to discuss potential alternative payment arrangements that may be made to accommodate your situation. If you do not contact us to let us know that you have been affected by COVID-19, we will not know that you may need assistance.

If you are not currently facing a COVID-19 related hardship, please continue to pay rent as usual. As employers, we want to ensure we are able to continue to support the personnel and staff who work every day to provide essential services to all residents. We are all in this together, and if we work together, we will weather this storm.

Lifestyle

YOUR MANAGEMENT TEAM

Angela Galarza

Community Manager

Teresa Jackson

Assistant Community Manager

Margarita Jurado

Administration Assistant

Cassandra Lopez

Sales Associate

Lori Castle

Maintenance Technician

OFFICE HOURS

Monday thru Friday

9:00 am–4:00 pm

Saturday

£closed

Sunday

£closed

CONTACT DIRECTORY

Management Office

(623) 936-1488

EMERGENCY After Hours Call:

(480) 828-6786

Manager's Cell- Text Or Call:

(480) 828-6786

Assistant Manager's Cell -Text Or Call:

(480) 620-4712

All City Towing

(480) 833-7278

CAL AM
PROPERTIES





When unforeseen circumstances arise, many of us go into panic mode. Paying the bills becomes a burden, and budgeting can be confusing. Financially speaking, uncertain times can force us to take a long, hard look at how we're spending our money.

Here are a few suggestions:

Reach for relief. If you've lost your job, apply for unemployment insurance as soon as possible. Although it's not a permanent solution, it does provide a bit of breathing room.

Cut the fat. You may think all of your bills and everything you buy is equally important, but are they all "musts?" Not likely—at least not always.

Look at the things you have on autopay that you might not need or haven't used in five years and get rid of them. Focus on such necessities as your rent, car payment, utilities, phone and food.

Get organized. Once you've cut out non-essentials, it's time to work with what you've got and get yourself straightened out. Search online for budgeting advice and tools that provide guidance on how to spend and save responsibly. Some favorites: Mint.com, Clarity Money, and Quicken.

The more you cut from your spending, the more streamlined this process will be. If you find you have more left over than expected, either save it for future emergencies, or bring back one or two extras you miss the most.

Defer payments when possible. Credit cards and car payments are usually substantial sums you owe monthly. You may have to spend a chunk of time on the phone to defer these payments for now, but you'll be pleased when many of these lenders are able to lighten your load. If they can't defer, a reduced monthly payment may be possible.

If you have federal student loans, you can delay your payments without penalty until Sept. 30, as part of the recently passed coronavirus stimulus package.

Pursue a side hustle. If you're working from home, you are on leave or you have lost your job, you might find yourself with time to spare. Instead of watching TV all day, you can use this time to look for a remote gig online. Skills such as writing, editing, video and photo editing, graphic design and proof-reading have a huge demand online. If you have the right skills, you might also want to look for part-time jobs as a virtual assistant.

Try not to panic. Keeping your cool will allow you to think clearly and take on this challenge. Times of crisis are never easy, but when your budget is less of a burden, you can tend to your family, health, and getting through the storm. Use this as a turning point to save sensibly from here on out.



Sweet & Spicy Honey Popcorn

Here's a great snack idea for family movie and game nights. This recipe is sure to satisfy your sweet tooth while providing a nice zing of spice.

INGREDIENTS

- 10 cups plain popped popcorn
- 2 tablespoons butter
- 2 tablespoons honey
- 1 pinch cayenne pepper
- 1/4 teaspoon cinnamon
- 1/4 teaspoon sea salt
- (more or less to taste)

DIRECTIONS

1. Pop the popcorn according to the instructions.
2. Mix the butter, honey, cayenne, and cinnamon together in a bowl. Microwave for 20 seconds at a time until it will easily combine.
3. While the popcorn is still fresh and hot, sprinkle with sea salt and drizzle the honey mixture on top.
4. Toss everything together, ensuring an even coat. Enjoy!

Working from home? Protect yourself from hackers.

Someone at your workplace no doubt makes sure the networks are secure and safeguards are in place to block bad guys.

And who does that at home? Right. You or no one.

During the current crisis, with employees working at home, many companies have issued employees guidance on how to establish home internet security. It's guidance worth following.

- **Change the locks.** That means update your software. You might have noticed that software frequently has security updates. That's because smart hackers figured out how to break the software. But what you may not know is that there is a second wave of dumb hackers who just read the security update for tips on how to get the folks who don't update.

It's like they have a key. Your mission is to change the locks and update.

- **Use a secret code.** Implement two-factor identification. Yes, it is a second step. You will have to put in a new secret code every time you do certain tasks. But it is better than a hacker walking out with your briefcase.

- **Use a mask.** Meaning, mask your internet activity with a personal Virtual Private Network. It protects your privacy. It doesn't protect you from phishing, malicious software, or digital viruses, but at least you aren't accessing your company website in cyber-public. Check out services like ExpressVPN, NordVPN or Surfshark.



Shopping safety tips

Contactless delivery is the preferred method of acquiring your groceries these days, but it's becoming increasingly difficult to score a delivery time. So, if you must venture out to the store during the COVID-19 pandemic, here are a few smart tips to get you in and out with the least amount of risk.

Make a list. Knowing exactly what you need before you get inside will ensure you can get out as quickly as possible.

Gear up. Be sure to wear a face mask or cloth covering over your nose and mouth, and keep hand sanitizer at the ready. You may want to use a disinfectant wipe on the shopping cart or basket too, as long as you can dispose of it hygienically. If you choose to also wear gloves, be sure to remove them before touching your personal belongings or your face, and dispose of them in a trash receptacle before touching your car, if you drove.

Shop when it's least crowded. With most people working remotely, it can be a little more difficult to predict a store's peak hours these days. However, try to go early in

the morning or later at night, and keep six feet of distance between yourself and other shoppers or store employees.

Shop with your eyes, not your hands. Remember: The more you touch, the higher your chance of contracting or transmitting the virus. Try to only touch the items you intend to buy, because you can still unknowingly spread the virus to others if you're asymptomatic, and vice versa.

Don't touch your face. Keep your hands away from your nose, mouth, and eyes throughout your entire shopping trip, and only cough or sneeze into your elbow. Once you finish checking out, use a hand sanitizing wipe or gel with at least 60 percent alcohol to kill off as many germs as possible until you can properly wash your hands.

Onto the home stretch. Once you bring your groceries home, give your hands a good, thorough washing. Next, wipe down all non-porous packaging—that's plastic, metal, glass, etc.—with a disinfectant wipe or homemade bleach solution. (The CDC suggests 4 teaspoons of bleach per quart of water.) Set cardboard boxes aside without

touching them for 24 hours if they don't need refrigeration, or carefully transfer their contents to a clean container and dispose of the outer packaging. As for produce, there's no need to use soap—a good scrub with clean hands under a running faucet should do the trick.

The cleanup after the cleanup. Once your groceries are cleaned and put away, be sure to dispose of the bags you brought them home in, or give your reusable bags a good wash. Then, disinfect any surfaces or counters that the grocery bags or their contents touched. You'll want to do the same for any door knobs, cabinets, and refrigerator handles you touched, as well as your phone, keys, credit card, and anything else you brought with you into the store.

Wash your hands...yes, again. Give your hands one last scrub, dry them well, and be sure to use a bit of lotion to keep your skin from getting dry and cracked. Then you can sit back, relax, and hopefully not have to go through this tiresome process again any time soon.

HOW TO MAKE MONEY ON THE SIDE Shelter-in-place orders and business closures across the country have many people wondering about the future of the economy and their own personal finances. Whether you're working from home or your hours have been reduced, you can still make some extra money on the side—and from the safety and comfort of your home in most cases.

Tutor kids online. With parents' demands split between their own work and homeschooling their children, many could use an extra (albeit virtual) hand.

Search job boards to work with a family directly, apply to a service such as Tutor.com, or teach English through VIPkid.

Perform "micro" jobs. If you're the parent working remotely and homeschooling your kids, these types of gigs are perfect for earning

supplemental income on your terms. You complete tasks whenever you have spare time, such as audio transcription through Rev, UI testing via TryMyUI, or creative tasks on Fiverr.

Give someone a lift. Help the car-less get to the stores to buy their essential goods by becoming a ride-share driver. Just be sure to sanitize after each passenger to keep everyone safe!

Shop for others. Instead of toting someone around, you can do the heavy lifting for them as a Shipt or Instacart shopper and deliver their groceries right to their doorstep.

Essential industries are still hiring. Most major supermarket chains, Healthfirst and UnitedHealth insurance companies, and financial service providers like Charles Schwab, Deutsche Bank, and Prudential are all currently looking for fresh faces.

Home Site of the Month

Each month, the staff at San Estrella will select a special resident to receive an award and recognition in our community newsletter. Our winners are selected on an individual basis, based upon home site upkeep, community involvement, or most improved home site.

Congratulations to our May Resident of the Month, Lot #304!

What Will the Neighbors Think?

Litter on the grounds, boxes and storage items displayed on carports, appliances and debris make a poor impression and negatively impact the overall appearance of our community. We are committed to providing a well-maintained place for you to live. Please throw litter into the trash receptacles provided and take pride in the appearance of your own home by keeping your carport and patio neat. **The trash/dumpster lot will be open on Fridays from 9-4, please call the Office for an appointment time.** We know the effort you make will be a blessing to you and your neighbors.

May Activities and Covid-19

COVID-19: In addition to Federal and State guidelines on social distancing, we have enforced a temporary suspension of all our planned activities for the time being. Along with you, we are closely monitoring all government announcements, and we will resume our activities as soon as we are advised it is safe to do so. We appreciate your patience and cooperation as we implement these changes in order to minimize exposure for our residents and employees.

Nacho Layer Dip

- 1 cup leftover chili or canned refried beans
- 8 ounces cream cheese, softened
- 1 cup chopped tomato
- 1/2 cup coarsely chopped jalapenos
- 1/2 cup finely chopped red onion
- 1 cup shredded cheddar cheese
- 1/2 cup sliced scallions

Preheat oven to 375 degrees F.

Spread chili or beans over bottom of baking dish. Spread softened cream cheese on top. Layer tomatoes, jalapenos, red onion and cheese. Bake for 20 minutes or until bubbly. Top with scallions and serve with chips.

May 2020

					friday	saturday
					1 Dumpster Lot Open: 9am-4pm Call The Office For Appointment. Popcorn Friday	2 Brothers and Sisters Day
sunday	monday	tuesday	wednesday	thursday		
3 Lemonade Day	4 Trash Day	5 Cinco De Mayo! Join Us In The Celebration! Serving Nachos 3pm	6 Please Reach Out To The Management Office, If You Are Having Difficulty Paying Your Rent.	7 Trash Day	8 Dumpster Lot Open: 9am-4pm Call The Office For Appointment. Popcorn Friday	9 Water Meter Read Day!
10 Mother's Day Happy Mother's Day!	11 Trash Day	12 Tulip Day	13	14 Trash Day	15 Dumpster Lot Open: 9am-4pm Call The Office For Appointment. Popcorn Friday	16 Love a Tree Day
17 Stepmother's Day	18 Trash Day	19	20 Manager Meet and Greet 5 PM	21 Trash Day	22 Dumpster Lot Open: 9am-4pm Call The Office For Appointment. Popcorn Friday	23 International Jazz Day
24 Neighbor Day	25 Memorial Day Office is Closed In Observance Of Memorial Day.	26 Paper Airplane Day	27	28	29 Dumpster Lot Open: 9am-4pm Call The Office For Appointment. Popcorn Friday	30 Mint Julep Day
31 National Smile Day	Trash Day					